Westfield Street, Woolwich
London SE18 5PH

Units 209, 210 & 214

# WESTMINSTER INDUSTRIAL ESTATE

Refurbished industrial units with first floor offices - 4,050 sq ft per unit to let

# BUILT FOR BUSINESS

## Located within Westminster Industrial Estate in Woolwich, Units 209, 210 & 214 offer refurbished industrial space in a well-connected South East London location.

The properties comprise mid and end of terrace industrial units, with ground floor warehouse accommodation and first floor open-plan offices, providing a well positioned opportunity for both established and growing occupiers.

### FLEXIBLE SPACE

**4,050 - 8,100 sq ft** of versatile space for a range of uses

### ROAD NETWORK

Access to the **A2** (10 mins) and close to the Blackwall and Silvertown Tunnels

### ELIZABETH LINE

Connected to London and beyond via **Woolwich** and **Woolwich Dockyard stations**




## ACCOMMODATION

| UNIT | AVAILABILITY | FLOOR | SQ FT (GIA) | SQ M (GIA) |
|---|---|---|---|---|
| 209 | AVAILABLE NOW | FIRST | 1,119 | 103.96 |
| | | GROUND | 2,931 | 272.29 |
| TOTAL | | | 4,050 | 376.24 |
| 210 | AVAILABLE NOW | FIRST | 1,119 | 103.96 |
| | | GROUND | 2,931 | 272.29 |
| TOTAL | | | 4,050 | 376.24 |
| 214 | COMING SOON | FIRST | 1,119 | 103.96 |
| | | GROUND | 2,931 | 272.29 |
| TOTAL | | | 4,050 | 376.24 |
| TOTAL | | | 12,150 | 1,128.72 |

# UNIT 209

**Unit 209 offers 4,050 sq ft of high-quality, modern industrial space suited to a range of uses.**

## SPECIFICATION

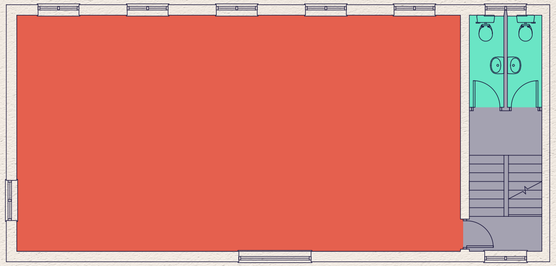
- NEWLY REFURBISHED
- ELECTRIC ROLLER SHUTTER DOORS
- 4.8 M EAVES
- THREE PHASE POWER
- 24 HOUR SECURITY
- EXCELLENT NATURAL LIGHT



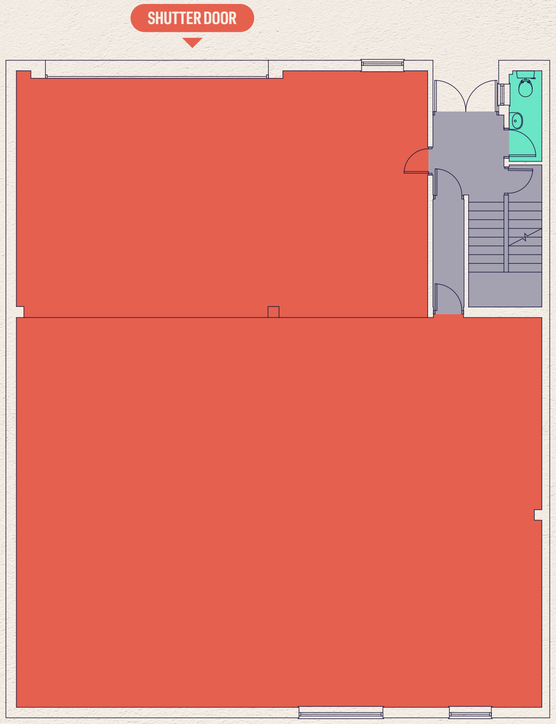




## FIRST FLOOR — 1,119 SQ FT



## GROUND FLOOR — 2,931 SQ FT




Office / Warehouse
Toilets
Core

Floor plans not to scale.
For indicative purposes only.

# UNIT 210

**Unit 210 offers 4,050 sq ft of high-quality, modern industrial space suited to a range of uses.**

## SPECIFICATION

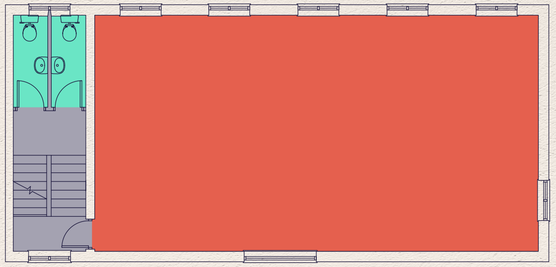
- NEWLY REFURBISHED
- ELECTRIC ROLLER SHUTTER DOORS
- 4.8 M EAVES
- THREE PHASE POWER
- 24 HOUR SECURITY
- EXCELLENT NATURAL LIGHT



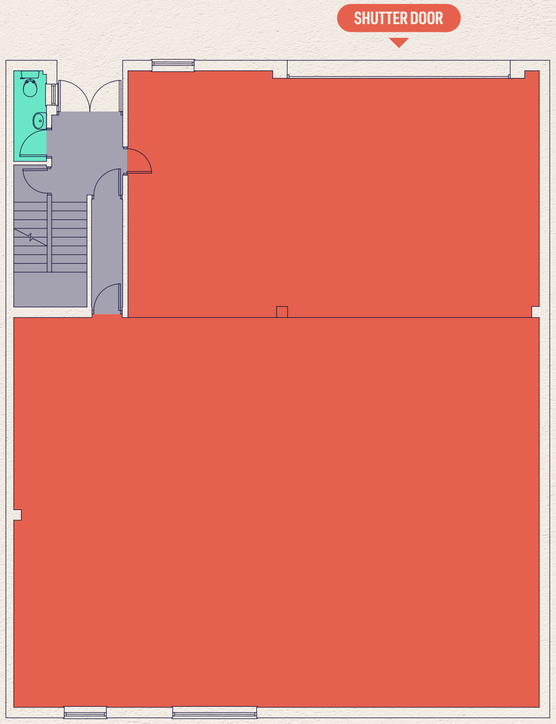




## FIRST FLOOR — 1,119 SQ FT



## GROUND FLOOR — 2,931 SQ FT




- Office / Warehouse
- Toilets
- Core

Floor plans not to scale.
For indicative purposes only.

COMING SOON

# UNIT 214

**Unit 214 will offer 4,050 sq ft of high-quality, modern industrial space suited to a range of uses.**

## SPECIFICATION

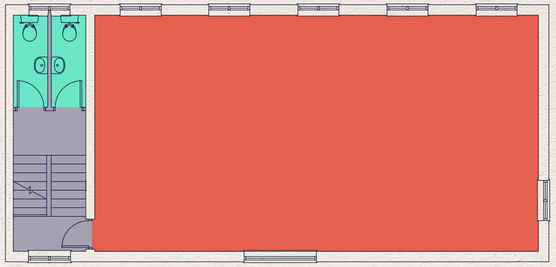
- NEWLY REFURBISHED
- ELECTRIC ROLLER SHUTTER DOORS
- 4.8 M EAVES
- THREE PHASE POWER
- 24 HOUR SECURITY
- EXCELLENT NATURAL LIGHT


Indicative image

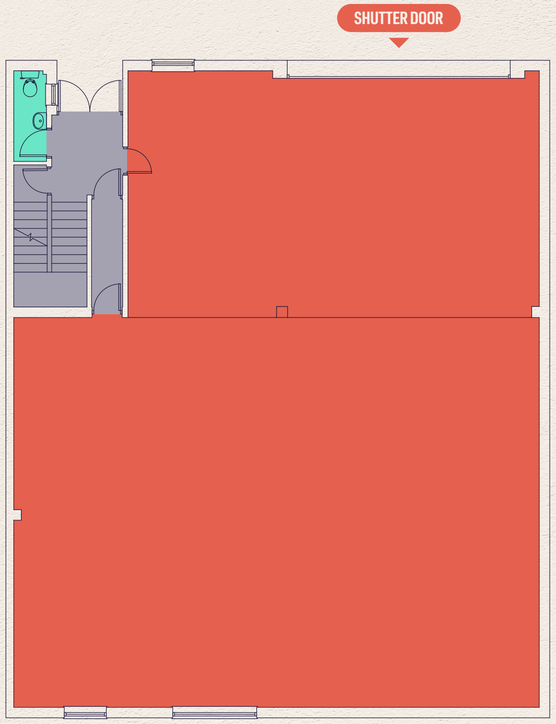

Indicative image


Indicative image

## FIRST FLOOR 1,119 SQ FT



## GROUND FLOOR 2,931 SQ FT




Office / Warehouse
Toilets
Core

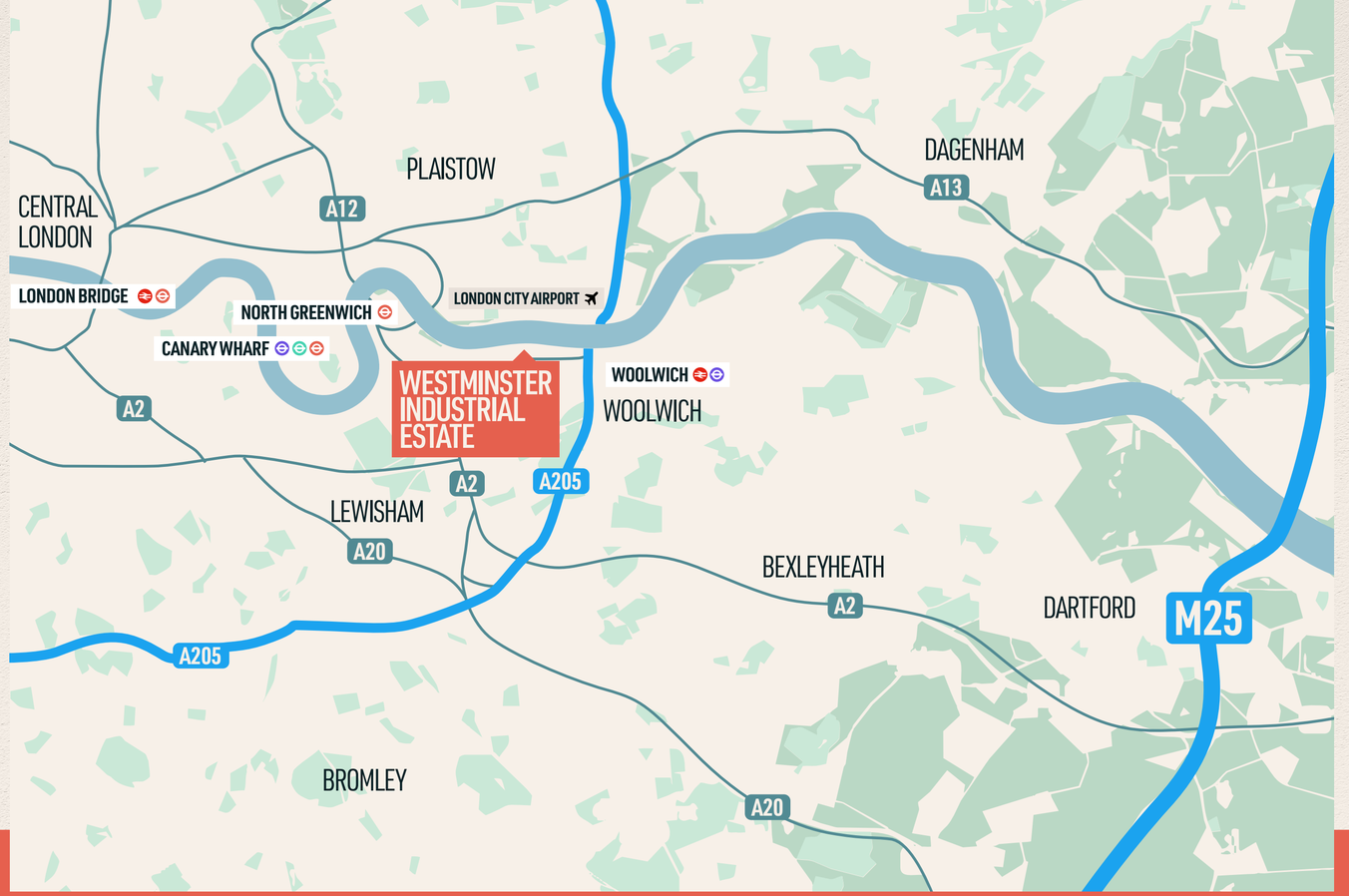
Floor plans not to scale.
For indicative purposes only.

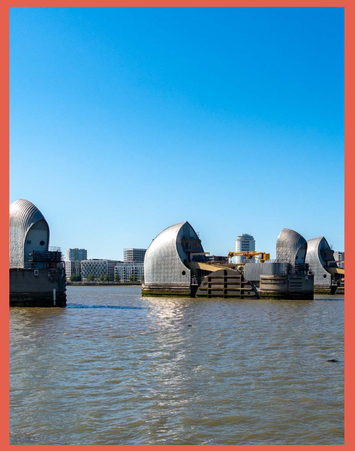
# A STRATEGIC LOCATION

## Westminster industrial estate benefits from strong connectivity across South East London and beyond.

Excellent access to the A206 and A102 provides direct links to the Blackwall Tunnel, A2 and wider motorway network. Nearby Woolwich stations offer Elizabeth Line, DLR and mainline services, providing convenient connections into central London. A range of local shops, cafés and leisure amenities are complemented by the nearby riverside green space of Thames Barrier Park.






| DRIVING TIMES | Miles | Mins |
|---|---|---|
| A2 | 2.8 | 10 |
| A20 | 4.8 | 15 |
| A3 (M24 J10) | 60 | 52 |
| M25 (J2) | 10 | 30 |
| **TRAIN TIMES** | (From Woolwich) | |
| Canary Wharf | | 08 |
| Farringdon | | 17 |
| Charing Cross | | 32 |

# FURTHER INFORMATION

### TERMS
The property is available to be let on a new full repairing and insuring lease for a term to be agreed. Rental price on application.

### SERVICE CHARGE
A service charge is payable for the upkeep and general maintenance of the Estate. More information is available upon request.

### VAT
We are advised that VAT will be chargeable at the current rate.

### LEGAL COSTS
Each party to bear their own legal costs in this transaction.

### BUSINESS RATES

| | |
|---|---|
| **Unit 209** | |
| 17 Westfield St – 2026 RV | £56,000 |
| **Unit 210** | |
| 5 Westfield St – 2026 RV | £55,750 |
| **Unit 214** | |
| 7 Westfield – 2026 RV | £59,000 |

### EPC RATINGS
Units 209 and 210 EPC rating B.
Unit 214 targeting EPC rating B.


SHW

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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2026.



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